



Document 2025 2044

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Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$639.20 ANNO

Rev Stamp# 286 DOV# 280 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$400,000<sup>00</sup>

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Duane R. Hueneke and Lavonne M. Hueneke, 902 W. Filmore Street, Winterset, IA 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Duane A. Schnetter Revocable Trust

**Grantees:** Duane R. Hueneke and Lavonne M. Hueneke


**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of Four Hundred Thousand Dollar(s) and other valuable consideration, Duane A. Schnetter, Trustee, and Tammi R. Schnetter, Trustee, of the Duane A. Schnetter Revocable Trust, does hereby Convey to Duane R. Hueneker and Lavonne M. Hueneker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Nineteen (19) of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa. 

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 7-18-25.

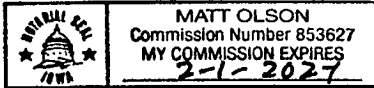
Duane A. Schnetter Revocable Trust

By Duane A. Schnetter Trustee  
Duane A. Schnetter, as Trustee

By Tammi R. Schnetter Trustee  
Tammi R. Schnetter, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 18, 2025,  
\_\_\_\_\_, by Duane A. Schnetter, Trustee of the above-entitled  
trust.



*Matt Olson*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 18, 2025,  
\_\_\_\_\_, by Tammi R. Schnetter, Trustee of the above-entitled  
trust.



*Matt Olson*  
Signature of Notary Public